



Assumptions for Future Service Limit Scenarios

Comprehensive Plan and Land Use Assumptions

Approved June 22nd

1. 1.5% County Population Growth Rate Compounded Annually

2030	Lancaster County population	391,225	(+140,934 from 2000)
2030	City of Lincoln population	352,601	(+127,020 from 2000)

2. City/County Population Split

90 % of the County's population will be within the City of Lincoln

6 % in acreages, other farmsteads, and unincorporated towns and villages

3 % in incorporated towns and villages

1 % in farms

(Note: 352,601 Lincoln population is technically 90.127% of the County population of 391,225 – the same ratio as in 2000.)

3. Employment Growth Rates

Assume annual employment growth rate remain of:

A. 2.5 percent for manufacturing/industrial

B. 2.0 percent for F.I.R.E. (Finance, Insurance & Real Estate) and services

C. 1.5 percent for the public sector

4. Development Density in New Growth Areas

Assume residential density in the new growth areas at **3 dwelling units per total acre**, which is the same as 4 dwelling units per residential acre.

5. Development in Established Areas

Assume additional dwelling units will be built in Downtown and Antelope Valley area during the planning period. There will not be any intensification in established urban neighborhoods.

Projections for Future Service Limit Scenarios

1. Dwelling Units Built by 2030

PC Assumption (June 22nd): By 2030 assume additional 127,020 persons from 2000 population in City of Lincoln to reach population of 352,601.

Supply: As of April 2000 Census there were 95,199 dwelling units in Lincoln. As of January 1, 2005, the Residential Land Inventory indicated there was the capacity for 52,446 dwelling units on land designated as residential and inside the Future Service Limit of the 2025 Comprehensive Plan. The inventory uses developer proposals and approved subdivisions for any land in or through the review process. For land without subdivision proposals, the inventory is based on assuming 3 dwelling units per total acre and 4 dwelling units per residential acre.

Demand: In past five years building permits for 10,203 dwelling units have been approved (January 1, 2000 to January 1, 2005.) In 2000, there were approximately 2.37 persons per built dwelling unit. There were 2.43 persons per dwelling unit in 1990 and the ratio has been declining for several decades. While the number of persons per unit will probably continue to decline, it should not decline as much in upcoming years.

2030 Projection: In order to have a more “conservative” estimate – the projection of **2.23 persons per dwelling unit** for Lincoln as a whole was used for the year 2030. Thus, a population of 352,601 would require 158,404 dwelling units or an **additional 53,002 units** from the January 1, 2005 total units built and permitted. This is an average of 2,120 units over the next 25 years.

2. Commercial Square Feet Built by 2030

PC Assumption (June 22nd): Commercial employment will increase 2% annually.

Supply: There is the capacity for an additional 35 to 40 million square feet of commercial space on land zoned commercially or designated as commercial in Comprehensive Plan

Demand: As of January 1, 2005 there were 38.4 million square feet of occupied commercial space in the City's commercial areas. This commercial survey includes retail, office and service uses in areas zoned or designated for commercial use and covers all I-3 Employment Center zoning and few other areas zoned for industrial. However, most industrially zoned land is outside of survey area. There is a minor amount of additional commercial space in these other industrial areas.

In 2000, there was 133 square feet of occupied commercial space (in the Lincoln area) per person in the County (33.3 million sq. ft. divided by 250,291.) The ratio was 115 sq. ft. per person in 1990. The ratio of commercial space per person has been increasing over the past few decades as stores grow increasing larger. During the past five years, approximately 1 million square feet of occupied space has been added to the inventory. This amount does not necessarily reflect amount of space built since changes in occupancy also impact the commercial inventory.

2030 Projection: Assuming a 2% increase in the amount of built commercial space each year, starting at 950,000 square feet of built space in 2005 and that there is **176 sq. ft. of commercial in Lincoln per person in the County in 2030**. This results in 68.8 million sq. ft. of occupied commercial space – **an increase of 30.4 million sq. ft.** from 2005 or an average of 1.2 million sq. ft per year.

3. **Industrial Acres Developed on by 2030**

PC Assumption (June 22nd): Industrial employment will increase 2.5% annually till 2030. Note the Planning Commission in establishing this assumption cautioned that more space will be for large office or light industrial employers than traditional “heavy” industrial and manufacturing.

Supply: As of January 1, 2005 there were 2,772 acres occupied by industrial uses. Overall, there are over 11,000 acres zoned industrially or designated as industrial in the Comprehensive Plan. Of this acreage approximately 5,700 acres is undeveloped, of which over 3,500 acres are outside of the floodplain. About half of the 3,500 undeveloped acres are currently zoned for industrial use.

Demand: During the past five years, about an additional 200 acres of land was developed for industrial use – an average of 40 acres developed per year. There was approximately 11 acres of industrial land in Lincoln per 1,000 persons in the County in 2000. This is up from approximately 9 acres per 1,000 in 1990.

2030 Projection: Assuming 50 acres of land are developed in 2005 and the amount increases by 2.5% each year, then **approximately 1,700 acres would be developed between 2005 and 2030.** This is an average of 68 acres developed per year. By 2030 the assumption is that there would be approximately **12 acres of industrial land per 1,000** persons in the County.

4. **Capacity of the Future Service Limit in the 2025 Comprehensive Plan**

The Future Service Limit (FSL) of the 2025 Comprehensive Plan generally includes enough land to serve the projected demand for residential, commercial and industrial land for the assumed 2030 demand. As of January 1, 2005 there was capacity for:

	Capacity in 2025 FSL	2005 to 2030 Projection
Residential	52,446 dwelling units	53,000 dwelling units
Commercial	35 to 40 million square feet of commercial space	30.4 million square feet
Industrial	3,500 acres outside of the floodplain	1,700 industrial acres

For residential uses, the inventory is nearly equal to demand. Note that inventory does not include the Downtown/ Antelope Valley which is presumed to have capacity for a few thousand additional dwelling units over the next 25 years. However, this would assume that all the residential land is available during the planning period.

For commercial, there is slightly more capacity than assumed demand. The commercial inventory also does not include any capacity in the Downtown or Antelope Valley during the period. While the inventory may include as much as a third more than demand, it would again assume most of the land is available for development during the period. The industrial inventory is more than double the demand.

While there is capacity in the Comprehensive Plan, there may be a desire to expand the Future Service Limit to provide better locations or greater capacity for development, since not all the land may be available for development and other uses may occupy some of the area.

	25% Addition to Demand	Additional Acres
Residential	13,250 dwelling units, at 4 units per residential acre	3,300 acres (5.2 square miles)
Commercial	7.5 million square feet at 10,000 sq. ft. per acre	750 acres (1.2 square miles)
Industrial	425 industrial acres outside of the floodplain	425 acres (0.7 square miles)
<u>Other Uses</u>	<u>10% of new residential acres</u>	<u>300 acres (.5 sq. miles)</u>
Total		7.5 to 8 square miles